016.0	0006	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	972,700	/	972,700
USE VALUE:	972,700	/	972,700
ASSESSED:	972,700	/	972,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-30A	MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDEIROS WALDEMAR VARGAS
Owner 2:	TRUSTEE/MEDEIROS REALTY TR
Owner 3:	
Street 1:	30 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1941, having primarily Vinyl Exterior and 2904 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6030.000	491,400	600	480,700	972,700
Total Card	0.138	491,400	600	480,700	972,700
Total Parcel	0.138	491,400	600	480,700	972,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.01 | /Parcel: 335.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11720
GIS Ref	
GIS Ref	
Insp Date	07/25/18

PREVIOUS ASSESSMENT

Parcel ID 016.0-0006-0007.0

!1419!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	491,400	600	6,030.	480,700	972,700		Year end	12/23/2021
2021	104	FV	468,900	600	6,030.	480,700	950,200		Year End Roll	12/10/2020
2020	104	FV	468,900	600	6,030.	480,700	950,200	950,200	Year End Roll	12/18/2019
2019	104	FV	359,700	600	6,030.	510,800	871,100	871,100	Year End Roll	1/3/2019
2018	104	FV	349,200	600	6,030.	372,600	722,400	722,400	Year End Roll	12/20/2017
2017	104	FV	327,600	600	6,030.	324,500	652,700	652,700	Year End Roll	1/3/2017
2016	104	FV	327,600	600	6,030.	276,400	604,600	604,600	Year End	1/4/2016
2015	104	FV	292,200	600	6,030.	270,400	563,200	563,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:57:54

LAST REV

Date	Time
08/06/18	14:50:13
apro	

PAT ACCT. 1419

USER DEFINED

Prior Id # 1:	11720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS WALDEM	26932-79		12/24/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2008	1331	Re-Roof	2,900					

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
2/11/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	480,721	Spl Credit		Total: 480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

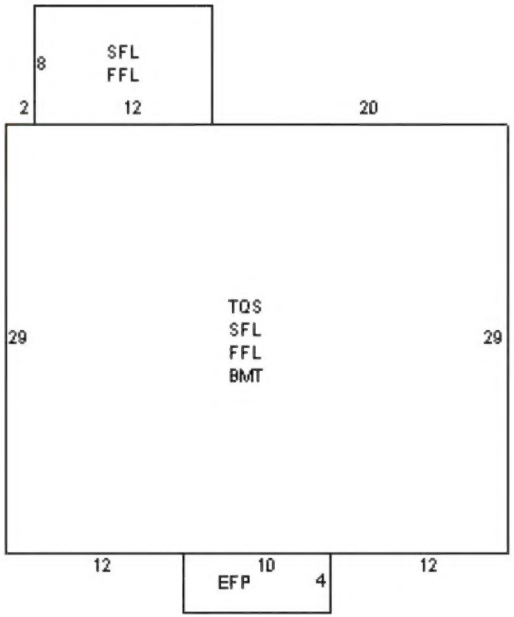
BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

OF= SINK IN BMT.

SKETCH



OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	6	2	
Totals			
2	14	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01163244
Const Adj.:	1.00540435
Adj $ / SQ:	183.078
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712141
Depreciation:	220764
Depreciated Total:	491377

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.08
Special Features:	0	Val/Su Net:	125.04
Final Total:	491400	Val/Su SzAd	169.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,082	183.080	198,090
SFL	Second Floor	1,082	183.080	198,090
BMT	Basement	986	54.920	54,154
TQS	3/4 Story	740	183.080	135,386
EFP	Enclos Porch	40	72.990	2,920

Net Sketched Area:	3,930			Total:	588,640
Size Ad	2903.5	Gross Area	4176	FinArea	2904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

016.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	104						
19	Patio	D	Y	1	14X10	A	AV	1995	4.93	T	19.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	
				Total:	600